

**CHAPTER 10-05. BULK AND USE STANDARDS*****DIVISION 10-05-001. PURPOSE*****10-05-001-0001. PURPOSE:**

The purpose of this Chapter is to provide the property development standards that apply to individual uses. These include basic bulk standards which apply to residential uses including cluster, planned, and manufactured home park developments as well as nonresidential uses. Parking standards are provided in Chapter 10-07. The provisions of Chapter 10-05 do not apply to established "E" Districts unless specifically provided for herein.

***DIVISION 10-05-002. BULK STANDARDS FOR CONVENTIONAL DETACHED SINGLE-FAMILY DEVELOPMENT*****10-05-002-0001. DETACHED SINGLE-FAMILY BULK STANDARDS:**

Table 10-05-002-0001 provides the standards that govern the construction of single-family dwellings where permitted by Table 10-04-002-0003 in the various residential districts under single-family option only. The standards indicated in Table 10-05-002-0001 do not apply to cluster or planned residential uses, outlined in Division 10-05-003 or to established development districts (see Division 10-02-005). (Ord. 1997, 6-15-99)

**TABLE 10-05-002-0001  
TABLE OF DETACHED SINGLE-FAMILY BULK STANDARDS**

District	Min. Lot Area	Min. Lot Width ft.	Minimum Yards: lot line to structure				Max	Max.
			Front	Side	Ext.	Rear	Height	Bldg.
			ft.	ft.	Side ft.	ft.	ft.	Cover
RR	217,800 s.f.	250	75	25/60 <sup>1</sup>	25	100	35	.10
ER	43,560 s.f.	140	50	20/45 <sup>1</sup>	20	60	35	.17
SR	15,000 s.f.	75	25 <sup>3</sup>	8/20 <sup>1</sup>	15	25	35	.30
R1	7,000 s.f.	60	15/25 <sup>2,3</sup>	8 <sup>4</sup>	15	25	35	.35
UR	6,000 s.f.	45	15 <sup>3</sup>	6	15	25	35	.35
RB	5,000 s.f.	50	20	6	15	25 <sup>5</sup>	35	.35

<sup>1</sup>The first number (the lower) applies to a single yard, the second to the combined side yard total.

<sup>2</sup>The first number (the lower) applies to the main portion of the dwelling, the second to the garage, carport or required parking area.

<sup>3</sup>The front yard requirement may be reduced to fifteen (15) feet for side-loading garages, (twenty [20] feet for front-loading garages) on lots which have a substantial (at least forty [40] percent of the lot) area in steep slopes, as determined during the platting process. (Ord. 2001-14, 09-04-01)

<sup>4</sup>This requirement may be reduced to zero (0) with a minimum fifteen (15) foot combined side yard total, provided the entire subdivision is platted with "shifted side yards" and provided that a minimum five (5) foot wide maintenance easement is included on each lot to allow for building maintenance.

<sup>5</sup>The requirements of Division 10-03-005 notwithstanding, if a garage is designed to go to the rear of this lot and be detached, the garage requires a minimum five (5) foot rear yard unless a greater distance is required by Section 10-06-003-0004.

**10-05-002-0002. SINGLE-FAMILY DETACHED DEVELOPMENT PAD OPTION:**

This Section provides an optional mechanism for achieving gross densities allowed in Table 10-04-002-0003 for conventional single-family residential subdivisions when substantial natural resources are present on the site.

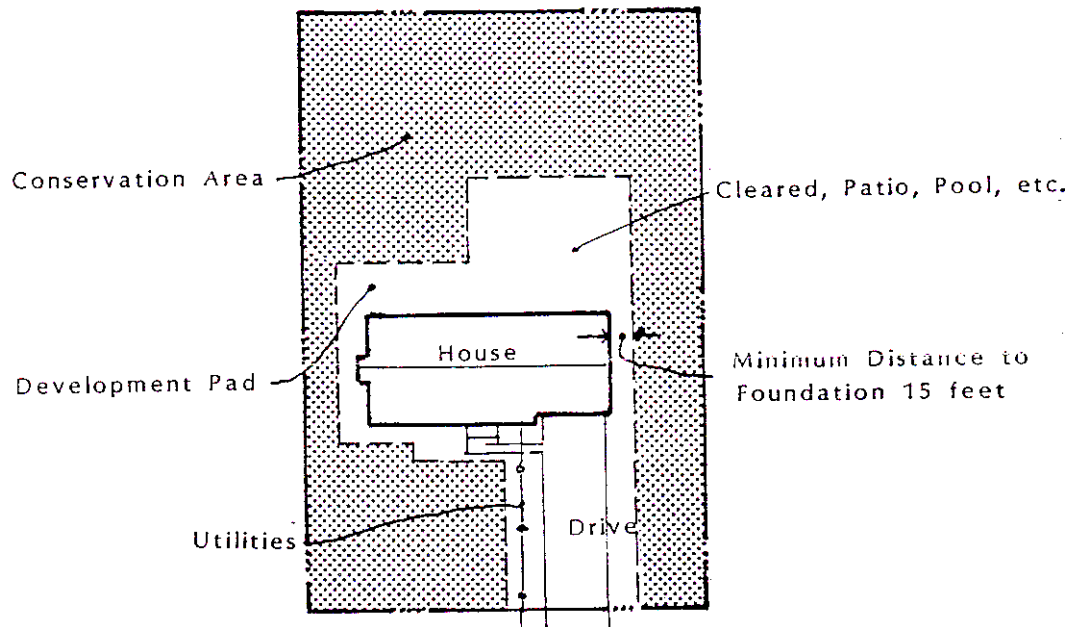
- A. Development pads for detached single-family residential lots and cluster house lots are buildable areas within the confines of a lot and are the areas that are permitted to be disturbed (see Illustration 10-05-002-0002). The remainder of the lot shall be deed restricted with a natural resource conservation easement to prohibit disturbing the grade or the cutting of trees. A developer may choose to use the development pad approach with new single-family detached residential types of development. If the developer chooses to do this, the development pad net density in Table 10-05-002-0002 may be substituted for the net density in Table 10-04-002-0003. However, the results of the Site Capacity Calculation (Division 10-04-004) shall still control the density of the site, i.e., the gross densities set forth in Table 10-04-002-0003 cannot be exceeded. All development pads shall include the areas disturbed for outdoor living areas, building(s), drives, or utilities pursuant to the following criteria.

**TABLE 10-05-002-0002  
TABLE OF BUILDING PAD NET DENSITIES**

<b>Pad Area s.f.</b>	<b>Net Density d.u.a.</b>
4,000	6.80
5,000	5.85
6,000	4.80
7,500	4.10
9,000	3.55
10,500	3.15
12,000	2.80
13,500	2.55
15,000	2.20
20,000	1.75
25,000	1.45
30,000	1.20
35,000	0.95

- B. **DETERMINATION OF MAXIMUM SIZE OF DEVELOPMENT PAD.** All drives, septic tanks (RR District only), leach fields (including reserve leach fields), utility lines, and buildings shall define and be included in the development pad area. The development pad's maximum size shall be determined by the following:
1. **SITING OF STRUCTURE WITHIN DEVELOPMENT PAD.** The building foundation shall be a minimum of fifteen (15) feet from the development pad boundary. If the unit is built on piles, the pad shall be a minimum of five (5) feet of the building walls or largest overhang.
  2. **OTHER BOUNDARIES.** For the septic system area (where allowed), utility lines, and drives, a maximum distance to the edge of the development pad shall be five (5) feet from the outermost line or edge of the septic system area, utility line trench, or drive pavement.
    - a. All grading, fill storage, and ground disturbance shall be strictly confined to the development pad area.
    - b. Prior to commencement of and during construction, the areas of the site to be protected shall be fenced or roped off from the development pad area in a secure manner in order to limit the intrusion of construction equipment. (See Section 10-06-005-0002.C.)

**ILLUSTRATION 10-05-002-0002  
AREAS PERMITTED TO BE DISTURBED**



***DIVISION 10-05-003. BULK STANDARDS FOR OTHER DWELLING TYPES AND RESIDENTIAL PERFORMANCE STANDARDS FOR STEEP SLOPE AREAS***

**10-05-003-0001. BULK STANDARDS FOR CLUSTER, PLANNED, AND MANUFACTURED HOME PARK USES:**

This Section provides bulk standards for the following residential dwelling types defined in this Section:

- Dwelling Type A = Cluster Lot House
- Dwelling Type B = Lot-Line House
- Dwelling Type C = Village House
- Dwelling Type D = Patio House
- Dwelling Type E = Z-lot House
- Dwelling Type F = Twin House
- Dwelling Type G = Duplex/Triplex
- Dwelling Type H = Atrium House
- Dwelling Type I = Weak-Link Townhouse
- Dwelling Type J = Townhouse
- Dwelling Type K = Deck Town House
- Dwelling Type L = Terrace House
- Dwelling Type M = Multiplex
- Dwelling Type N = Apartment or Condominium Buildings (Ord. 2007-20, 3-20-07)
- Dwelling Type O = Manufactured Home

Dwelling types B through N are "Planned" housing types as listed in Table 10-03-001-0003, and are permitted in any zoning district which allows the "planned" option. (Ord. 1741, 3-17-92) The types mentioned here and in Chapter 10-03 are only suggested housing options. Other housing types will also be considered as part of an integrated site planning process, subject to approval by the Planning Director. (Ord. 1997, 6-15-99)

All residential lots in developments listed as "cluster," "planned," and "manufactured home park" uses in Table 10-04-002-0003 shall comply with the following standards for each dwelling type. Unless specified otherwise, these standards remain constant and are not related to the district. These standards are also specific to the individual housing type, and supersede the standards listed in Table 10-04-002-0003 as well as any other standards which conflict with these. Dwelling type "A" is permitted in cluster developments. Dwelling type "O" is permitted only in manufactured home parks or subdivisions. All other uses are permitted in any planned development. The front property line shown in the examples for dwelling types "A" through "O" may be a real (as with public streets) or an assumed (as with private streets/access easements) property line. Where garages are required, they may be one (1) or two (2) car garages (one garage per unit) unless indicated otherwise, or unless an alternative is approved by the Planning Director. (Ord. 1997, 6-15-99)

These standards are minimum standards and as such are exclusive of the minimum OSR requirements set forth in Table 10-04-002-0002 for overall site area. Minimum lot area standards set forth in this Division may be exceeded, and such areas in excess of the minimum lot area required may be applied to the minimum open space requirements set forth in Table 10-04-002-0002 for the applicable zoning district and development option selected; however, such areas so applied to fulfill open space requirements shall be protected by an open space easement guaranteeing the protection of such open space areas.

**10-05-003-0001**

- A. **CLUSTER LOT HOUSE.** This dwelling type consists of fully detached, single-family residences located on individual lots. Different lot standards apply depending upon the district in which the cluster lot is located.

All cluster lots must be located within a "cluster" development as permitted in Section 10-03-001-0002 and conforming to the residential performance standards contained in Section 10-04-002-0003 and Table 10-04-002-0003.

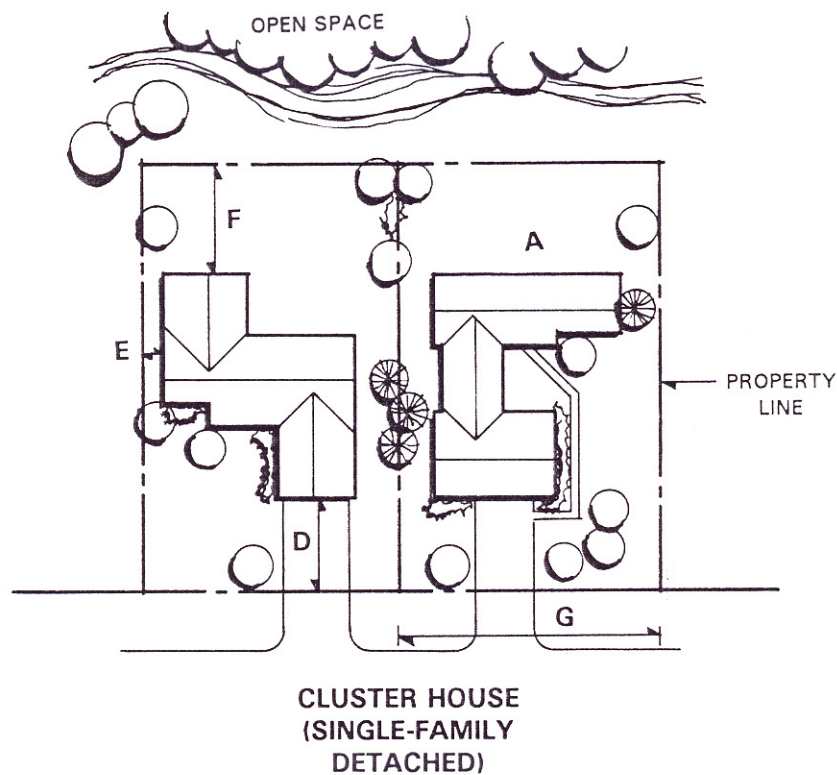
### Residential Zoning Districts

	RR	ER	SR
A = Min. Lot Area <sup>1</sup>	130,680 sf (3 ac)	25,000 sf	7,000 sf
B = Max. Bldg. Coverage	.10	.22	.36
C = Max. Bldg. Height	35 ft.	35 ft.	35 ft.
<b>Minimum Yards</b>			
D = Front	75 ft.	30 ft.	25 ft.
E = Side	15/40 ft. <sup>2</sup>	15/35 ft. <sup>2</sup>	8/18 ft. <sup>2</sup>
F = Rear	50 ft.	30 ft.	30 ft.
G = Min. Lot Width	130 ft.	100 ft.	60 ft.

<sup>1</sup>Excluding required open space areas.

<sup>2</sup>The first number (the lower) applies to a single yard and the second to the combined side yard total.

See Division 10-03-005 for accessory use regulations and Division 10-07-002 for off-street parking standards. Attached garages are required.



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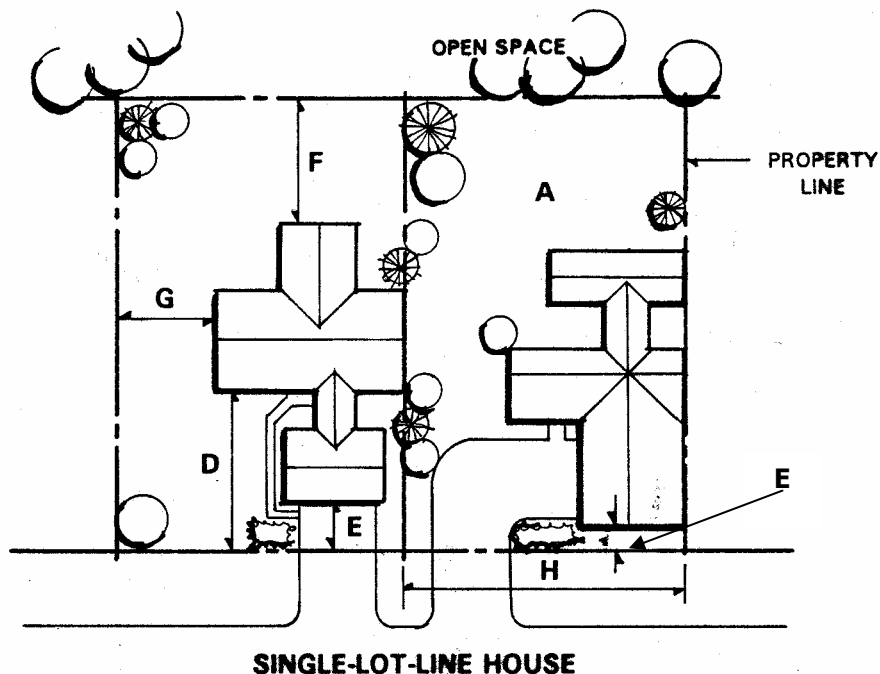
- B. **LOT-LINE HOUSE.** This dwelling type consists of a single-family, fully detached residence located on an individual lot which is set within five (5) feet of the lot line. Either a five (5) foot wide maintenance easement (to allow for and permit the maintenance of that portion of the property which abuts the property line) shall be provided for the neighboring property, or the lot line house may be set back five (5) feet from the line, or a use easement may be granted to the adjacent lot owner to allow for property maintenance of that portion of the property located on the property line. In addition, the following table specifies the minimum standards for a lot-line house. A lot-line house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	7,000 sq. ft.
B = Maximum Building Coverage	.25
C = Maximum Building Height	35 ft.
<b>Minimum Yards:</b>	
D = Front Lot Line To House	20 ft.
E = Front Lot Line to Garage	8/20 ft. <sup>2</sup>
F = Rear	30 ft.
G = Minimum Building Spacing (Side Yard)	10 ft.
H = Minimum Lot Width	70 ft.

<sup>1</sup>Excluding required open space areas.

<sup>2</sup>The smaller distance applies to side loading garages.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the zero side property line. See Division 10-07-002 for off-street parking standards. Attached garages are required.



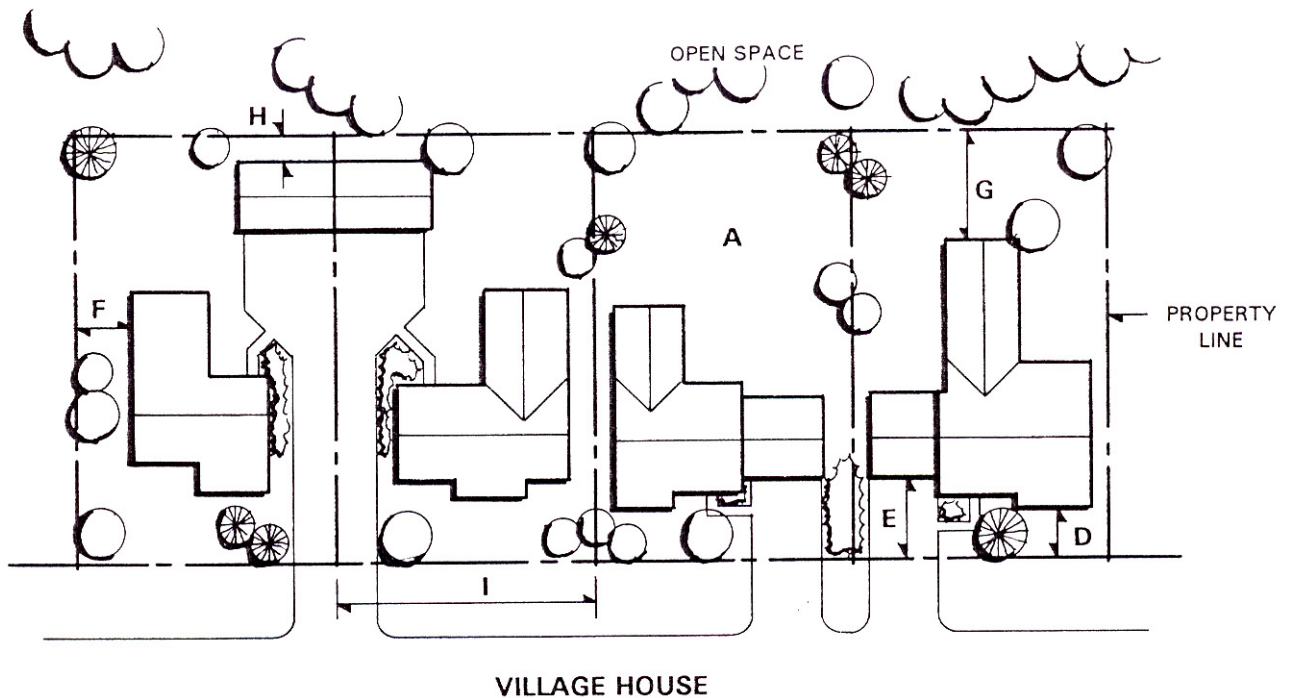
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- C. **VILLAGE HOUSE.** This dwelling type is a single-family residence which is fully detached from neighboring structures. The village house is distinguished by small front and side yards. The following table and text specify the minimum standards for a village house. A village house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	6,000 sq. ft.
B = Maximum Building Coverage	.36
C = Maximum Building Height	35 ft.
<b>Minimum Yards:</b>	
D = Front Lot line To House	15 ft.
E = Front Lot Line to Garage	20 ft.
F = Side	3 ft.
G = Rear Lot Line to House	25 ft.
H = Rear Lot Line to Garage	5 ft.
I = Minimum Lot Width	60 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations. Accessory uses detached or attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off-street parking standards. Garages or carports are required.



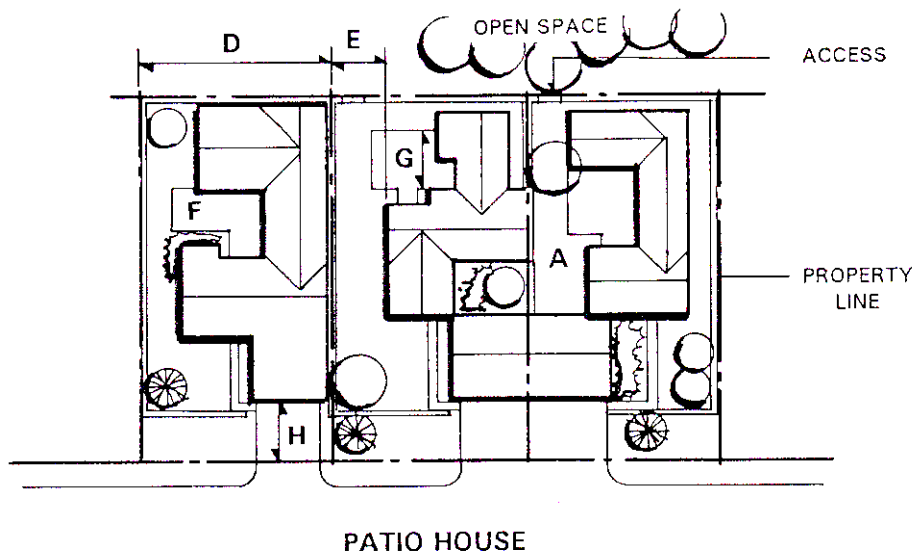
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- D. **PATIO HOUSE.** This dwelling type is a detached or semi-detached unit (i.e. attached by a common wall to another dwelling unit at the accessory garage), for a single family, with one (1) dwelling unit from ground to roof. Each dwelling unit's lot shall be fully enclosed by a wall located at the lot line, thus creating a private yard between the house and the wall. Side and rear walls shall be seven (7) feet in height, and the front wall shall average six (6) feet in height. That portion of the yard or patio area comprising "minimum patio area" is this housing type's minimum yard area. All living spaces, such as living rooms, dens, and bedrooms, shall face into the yard or patio. Patio houses shall be located on a cul-de-sac or an internal parking lot in order to minimize traffic through such areas. The following table specifies the minimum standards for a patio house. A patio house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	5,000 sq. ft.
B = Maximum Building Coverage	.60
C = Maximum Building Height	30 ft.
D = Minimum Lot Width	50 ft.
E = Minimum Side Yard Width	10 ft.
F = Minimum Patio Area	1,000 sq.ft.
G = Minimum Patio Width	20 ft.
H = Front Property Line to Garage	20 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations and Division 10-07-002 for off-street parking standards. Attached or detached garages are required.





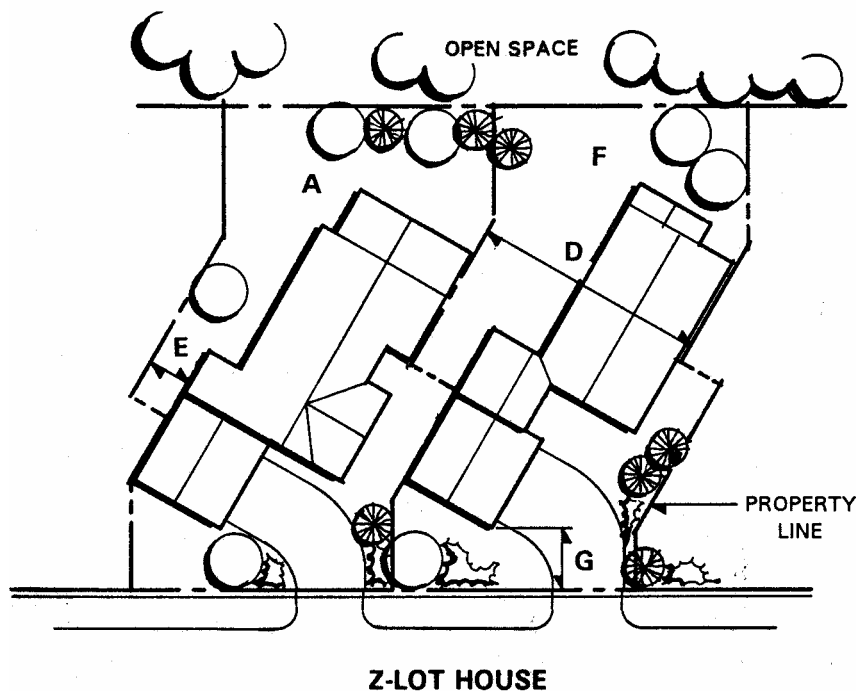
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- E. **Z-LOT HOUSE.** This is a variation on the lot line house and patio houses, which permits both side yards and rear yards to be zero lot lines on portions of their length. The yard area is enclosed by either a wall or a windowless wall of an adjoining lot. The Z-lot has an angled portion so that it is an irregularly shaped lot and oftentimes takes a somewhat Z- shaped form in plan view. The shape of the Z-lot must be designed so that the lot is precisely fitted to a particular set of floor plans because the yard areas are designed so as to open up spatially to specific rooms. All rooms having windows must open onto either a front yard, or to one or more of the enclosed yards. The exact shape of the lot will depend on the floor plans selected and the ability of lots to fit together. The developer must submit floor plans of all dwelling unit types, plans for the lot shapes associated with them, and all Z-lot types shall be indicated on the site plan. A Z-lot house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	4,800 sq. ft.
B = Maximum Building Coverage	.62
C = Maximum Building Height	30 ft.
D = Minimum Lot Width	45 ft.
E = Minimum Side Yard Width	10 ft.
F = Minimum Main Yard Area	900 sq.ft.
G = Sidewalk to Garage	20 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations and Division 10-07-002 for off-street parking standards. Attached or detached garages are required.



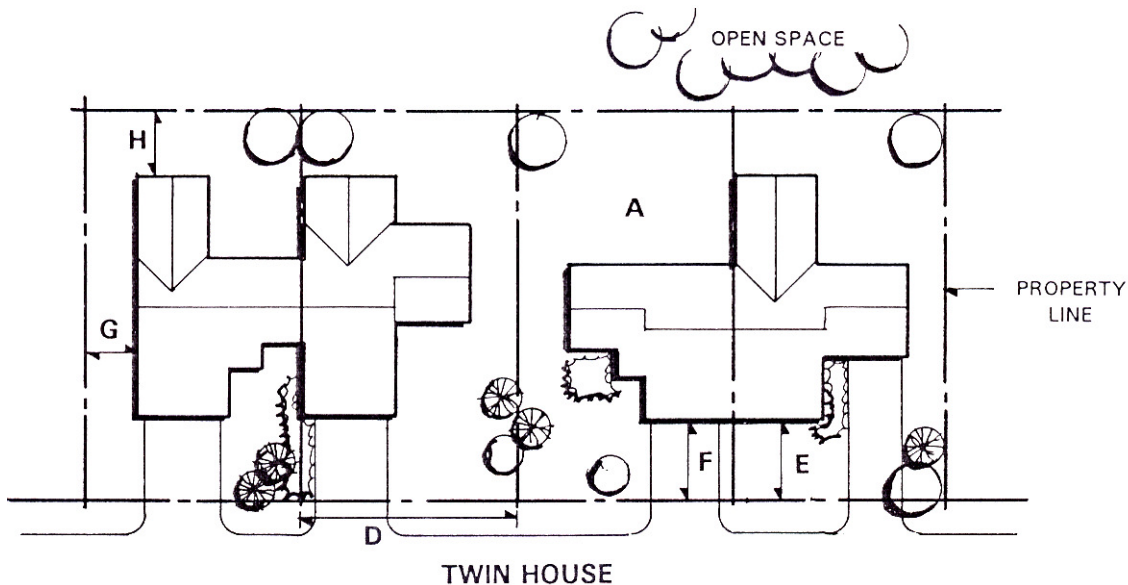
**10-05-003-0001**

- F. **TWIN HOUSE.** This dwelling type consists of a semi-detached dwelling (i.e. attached by a common wall to one other dwelling unit along a side wall or at the accessory garage) for a single family. It has only one (1) dwelling unit from ground to roof and only one (1) wall in common with another dwelling unit. The following table specifies the minimum standards for a twin house. A twin house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	4,500 sq. ft.
B = Maximum Building Coverage	.44
C = Maximum Building Height	35 ft.
D = Minimum Lot Width	50 ft.
<b>Minimum Yards:</b>	
E = Front Lot Line to House	20 ft.
F = Front Lot Line to Garage	20 ft.
G = Side	10 ft.
H = Rear	15 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off-street parking standards. Attached garages are required.



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- G. **DUPLEX/TRIPLEX.** This is a single-family or multi-family unit that includes both duplex and triplex units where the units are designed to fit into residential neighborhoods very much as single-family units. Each building(s) is allowed a single driveway and parking is to be sheltered from the street by either a fence or landscaping. A duplex or triplex is permitted only in planned developments as per Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Areas<sup>1</sup>

Lot Area/Building 6,000 sq. ft.

Lot Area/Unit<sup>1</sup> 3,000 sq. ft.

B = Maximum Building Coverage .44

C = Maximum Building Height 35 ft.

D = Minimum Lot Width 50 ft.

**Minimum Yards:**

E = Front Lot Line to House 20 ft.

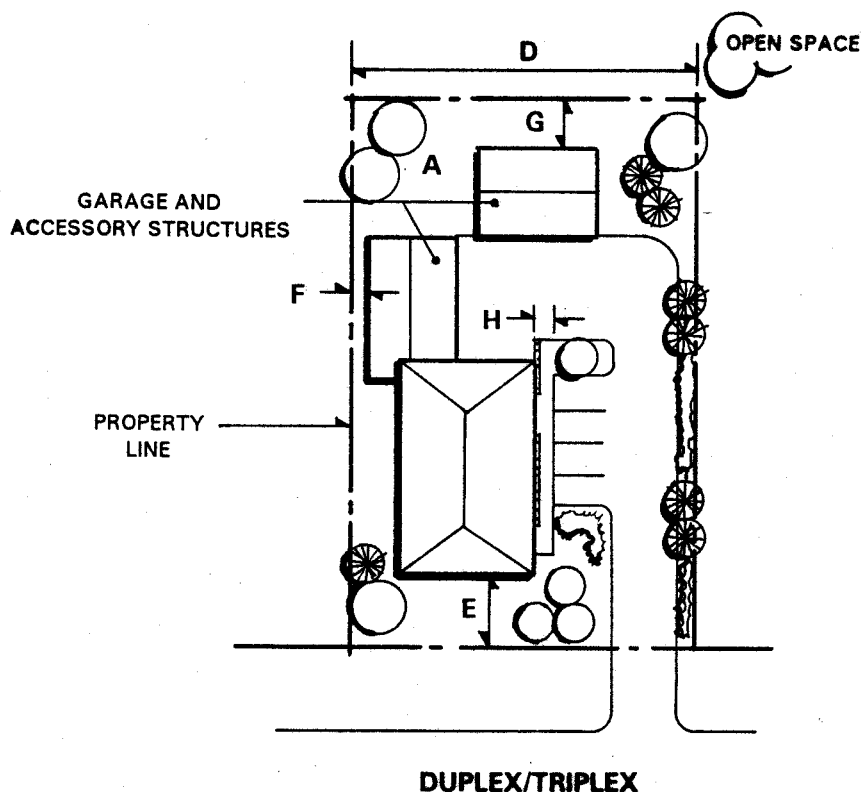
F = Side 10 ft.

G = Rear 15 ft.

H = Parking Lot to Dwelling 10 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations and Division 10-07-002 for off-street parking standards. Attached or detached garages or carports are required.



## 10-05-003-0001

- H. **ATRIUM HOUSE.** This dwelling type consists of an attached, one-story unit with private individual access for a single family. Each dwelling unit shall have a private yard(s) or atrium(s). The entire lot area of atrium and house shall be enclosed by a wall. The wall shall be at least eight (8) feet in height in the rear or sides of the lot or may average six and one-half (6.5) feet if located in the front. All living spaces, that is, living rooms, dens, or bedrooms, shall face an atrium. Atrium houses must be located on a cul-de-sac or on an internal parking lot in order to minimize the potential for adverse impacts associated with through traffic. The following table specifies the minimum standards for an atrium house. An atrium house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

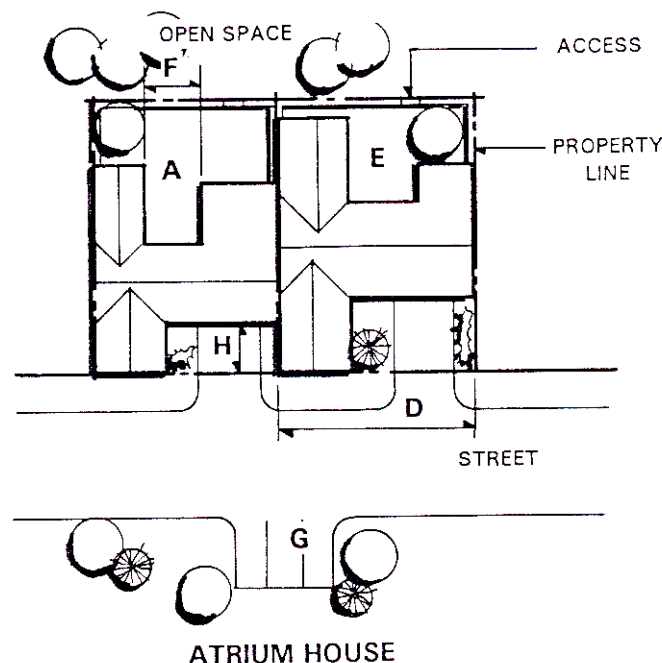
A = Minimum Lot Area <sup>1</sup>	4,000 sq. ft./d.u.
B = Maximum Building Coverage	.79
C = Maximum Building Height	18 ft.
D = Minimum Lot Width	50 ft.
E = Minimum Atrium Area (sq.ft.) <sup>2</sup>	600 sq. ft.
F = Minimum Atrium Width	22 ft.
<b>Minimum Yards (All Yards)</b>	0 ft.
G = Off-Street Parking Spaces <sup>3</sup>	
H = Front Lot Line to Garage	20 ft.

<sup>1</sup>Excluding required open space areas.

<sup>2</sup>If there is more than one (1) atrium, the secondary spaces need only have a minimum width of six (6) feet and a minimum area of forty-eight (48) square feet.

<sup>3</sup>Off-street parking spaces provided off of the building lot shall not be permitted to back out onto a public street but may back out onto a private street.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off-street parking standards. Attached garages are required.



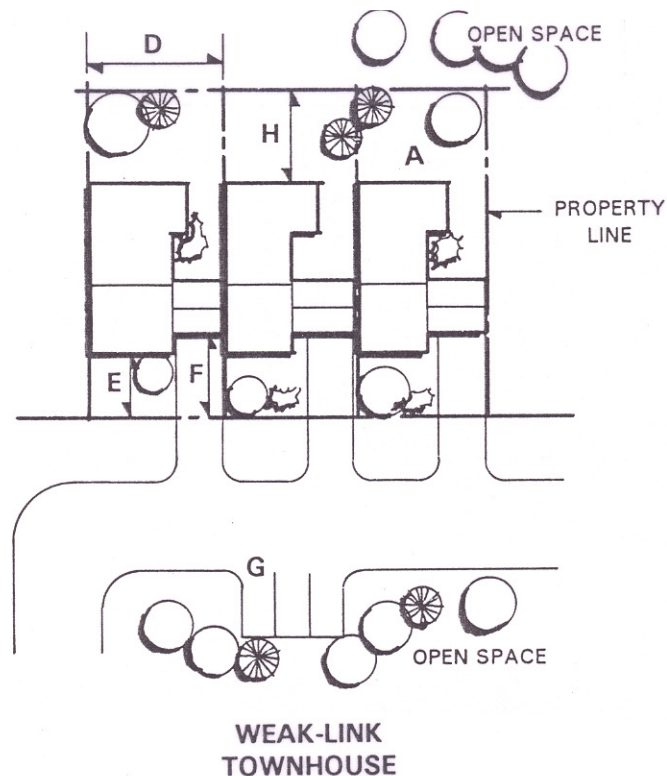
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- I. **WEAK-LINK TOWNHOUSE.** This dwelling type consists of an attached dwelling unit, a single unit from ground to roof, with individual outside access housing a single family. Each unit shall have both a one- and two-story section. The one-story section shall be at least ten (10) feet wide or thirty (30) percent of the lot width, whichever is greater. A group of attached, weak-link townhouses shall average no more than eight (8) dwelling units per group. Weak-link townhouses shall be located on a cul-de-sac or an internal parking lot in order to minimize the potential for adverse impacts associated with through traffic. Weak-link townhouses may be linked by a garage or other portion of a building. The following table specifies minimum standards for a weak-link townhouse. A weak-link townhouse is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	3,600 sq. ft./d.u.
B = Maximum Building Coverage	.60
C = Maximum Building Height	35 ft.
D = Minimum Lot Width	36 ft.
<b>Minimum Yards:</b>	
E = Front Lot Line to Dwelling	15 ft.
F = Front Lot Line to Garage	20 ft.
G = Parking Lot to Dwelling	10 ft.
H = Rear	15 ft.
Side	0 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off-street parking standards. Attached garages are required.



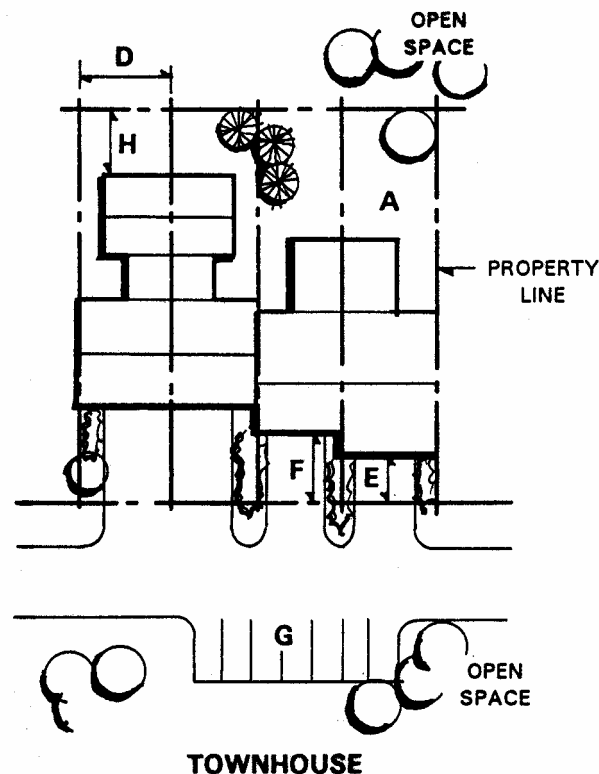
**10-05-003-0001**

- J. **TOWNHOUSE.** This dwelling type consists of a single-family attached unit, with a single unit going from ground to roof, and with individual outside access. Rows of attached townhouses shall average no more than ten (10) dwelling units. Townhouses shall be located on a cul-de-sac or on an internal parking lot in order to minimize the potential for adverse impacts associated with through traffic. The following table specifies the minimum standards for a townhouse. A townhouse is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	2,400 sq. ft./d.u.
B = Maximum Building Coverage	.67
C = Maximum Building Height	35 ft.
D = Minimum Lot Width	25 ft.
<b>Minimum Yards:</b>	
E = Front Lot Line to Dwelling	15 ft.
F = Front Lot Line to Garage	20 ft.
G = Parking Lot to Dwelling	10 ft.
H = Rear	15 ft.
Side	0 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off- street parking standards. Attached garages are required.



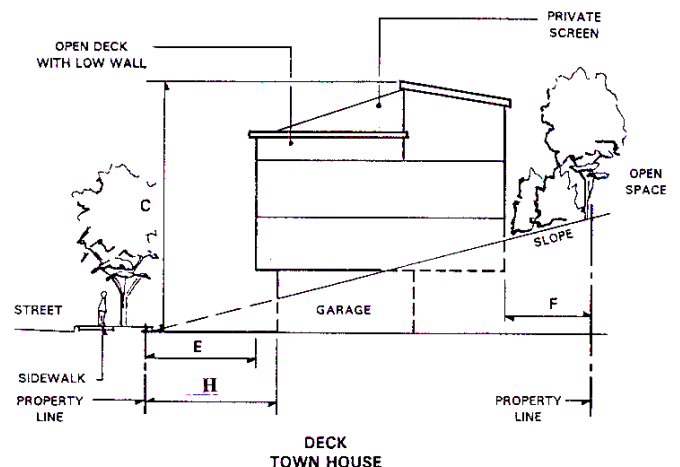
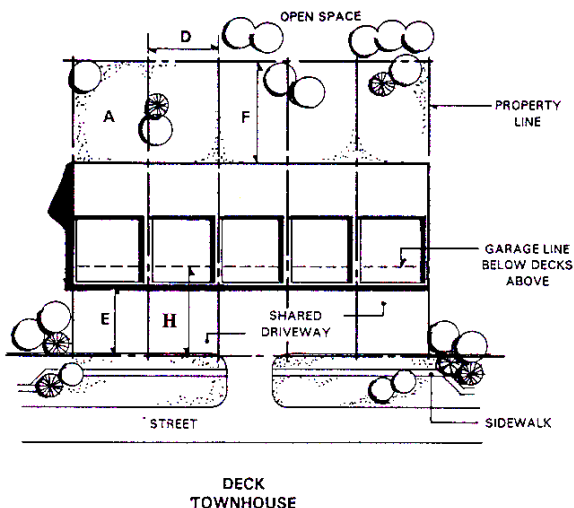
**10-05-003-0001**

- K. **DECK TOWN HOUSE.** This is a form of single-family or multi-family town house that is more than two stories in height and shall be used only on steeply sloping sites. It has a garage and entrance at grade with road and a setback measured from front property line for the garage and the narrowest of setbacks for the building. It permits two full living floors above the garage entrance level and a rooftop deck and living space. Rows of attached deck town houses shall average no more than ten (10) dwelling units. At least sixty (60) percent of the usable area of the rooftop shall be in exterior deck space; the remaining may be enclosed living space. A deck town house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area/Unit <sup>1</sup>	2,000 sq. ft.
B = Maximum Building Coverage	.67
C = Maximum Building Height	45 ft.
D = Minimum Lot Width	25 ft.
<b>Minimum Yards:</b>	
E = Front Lot Line to Dwelling	15 ft.
F = Rear Yard	15 ft.
G = Parking Lot to Dwelling	18 ft.
Side	0 ft.
H = Front Lot Line to Garage	20 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off-street parking standards. Attached garages are required.



## 10-05-003-0001

- L. **TERRACE HOUSE.** This is a form of single family or multi-family attached house that can only be built on steep slopes. The units are attached so that they partially overlap vertically. A portion of the roof of each unit providing an outdoor terrace for the unit on that level. This unit type is adaptable for slopes ranging from fifteen (15) to fifty (50) percent. The individual units of a terrace house building must consist of side-by-side dwelling units which have vertical occupancy of the individual dwelling units and with no vertical overlap of dwelling units. A terrace house is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003, except as provided here.

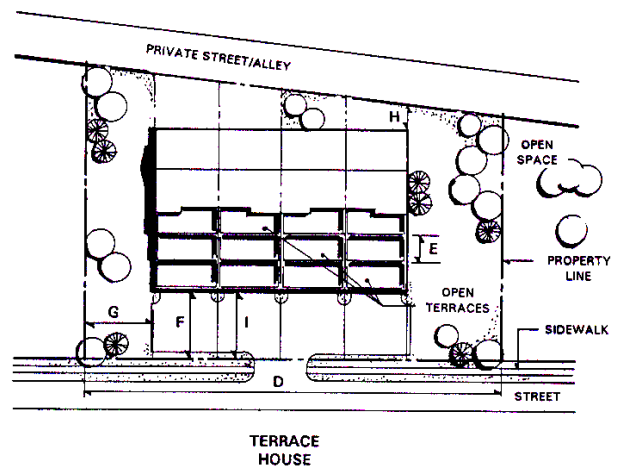
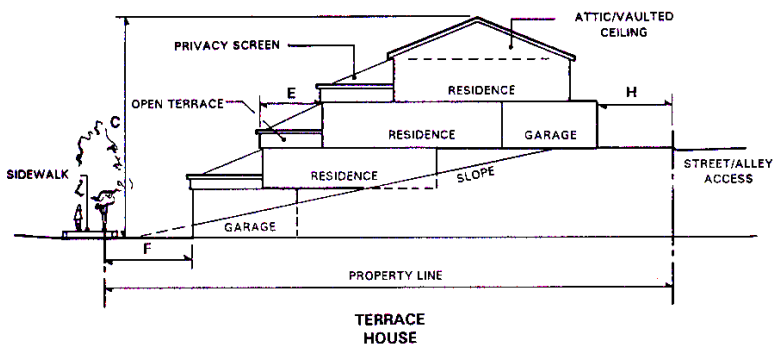
A = Minimum Lot Area/Dwelling Unit <sup>1</sup>	3,400 sq. ft.
B = Maximum Building Coverage	.50
C = Maximum Building Height	58 ft. <sup>2</sup>
D = Minimum Lot Width	90 ft.
E = Minimum Terrace Width	12 ft. <sup>3</sup>
<b>Minimum Yards:</b>	
F = Front Property Line to Building	20 ft.
G = Side to Building	20 ft.
H = Rear to Building	15 ft.
I = Front Property Line to Garage	20 ft.
Side	0 ft.

<sup>1</sup>Excluding required open space areas.

<sup>2</sup>Five (5) residential floors plus the garage; the maximum height includes ten (10) feet per story (measured floor to floor) plus eight (8) feet roof height above the top of the attic floor joist. This Provision supersedes the building heights specified in Table 10-04-002-0002.

<sup>3</sup>Terrace shall run along a minimum of eighty (80) percent of each individual dwelling unit width.

See Division 10-03-005 for accessory use regulations. Accessory uses attached to the dwelling, however, may be located on the property line. See Division 10-07-002 for off-street parking standards. Attached garages are required.





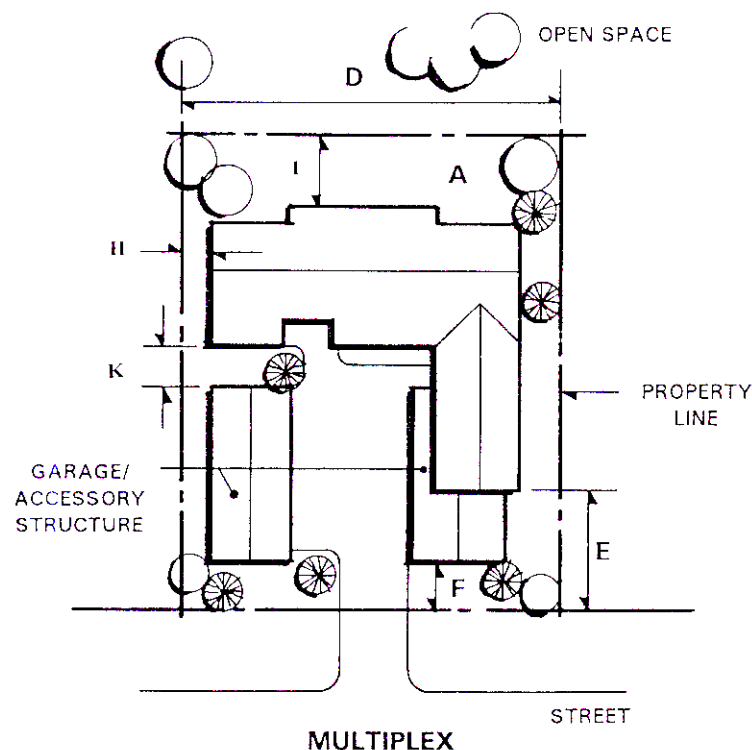
**10-05-003-0001**

- M. **MULTIPLEX.** This dwelling type may be either a single-family attached dwelling or a multiple-family unit. Each unit may take direct access to a private yard or access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back-to-back, side-to-side, or vertically; however, no fewer than four (4) and no more than eight (8) units shall be attached in any single building. The following table specifies the minimum standards for multiplexes. A multiplex is permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003.

A = Minimum Lot Area <sup>1</sup>	2,000 sq. ft. per du
B = Maximum Building Coverage	.75
C = Maximum Building Height	35 ft.
D = Minimum Lot Width (per structure)	80 ft.
<b>Minimum Yards:</b>	
E = Front Lot Line to Dwelling	25 ft.
F = Front Lot Line to Garage:	
Side-Loaded Garages	5 ft.
Front-Loaded Garages	20 ft.
G = Internal Parking Lot to Dwelling	10 ft.
H = Side to Building	5 ft.
I = Rear to Building	15 ft.
J = Maximum Building Height	35 ft.
K = Distance between Buildings	10 ft.

<sup>1</sup>Excluding required open space areas.

See Division 10-03-005 for accessory use regulations. See Division 10-07-002 for off-street parking standards. Attached garages are required.



**10-05-003-0001**

- N. **APARTMENT OR CONDOMINIUM BUILDINGS.** Apartment or condominium buildings are buildings comprising multiple dwelling units which share common access to individual units and yards. The minimum lot area required shall be the sum of the areas required for each unit within the structure. Apartment or condominium buildings shall contain four (4) or more units in a single structure. The following table specifies the minimum standards for apartment or condominium buildings. Apartment or condominium buildings are permitted only in planned developments as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003. (Ord. 2007-20, 3-20-07)

A = Minimum Lot Area/Unit <sup>1</sup>	(1 story bldg.)	2000 sq. ft.
	(2 story bldg.)	1800 sq. ft.
	(3 story bldg.)	1600 sq. ft.
	(4 story bldg.)	1200 sq. ft.
B = Max. Bldg. Coverage		.75
C = Maximum Building Height	(1-3 story bldg.)	45 ft. <sup>2</sup>
	(4-story bldg.)	52 ft. <sup>2</sup>

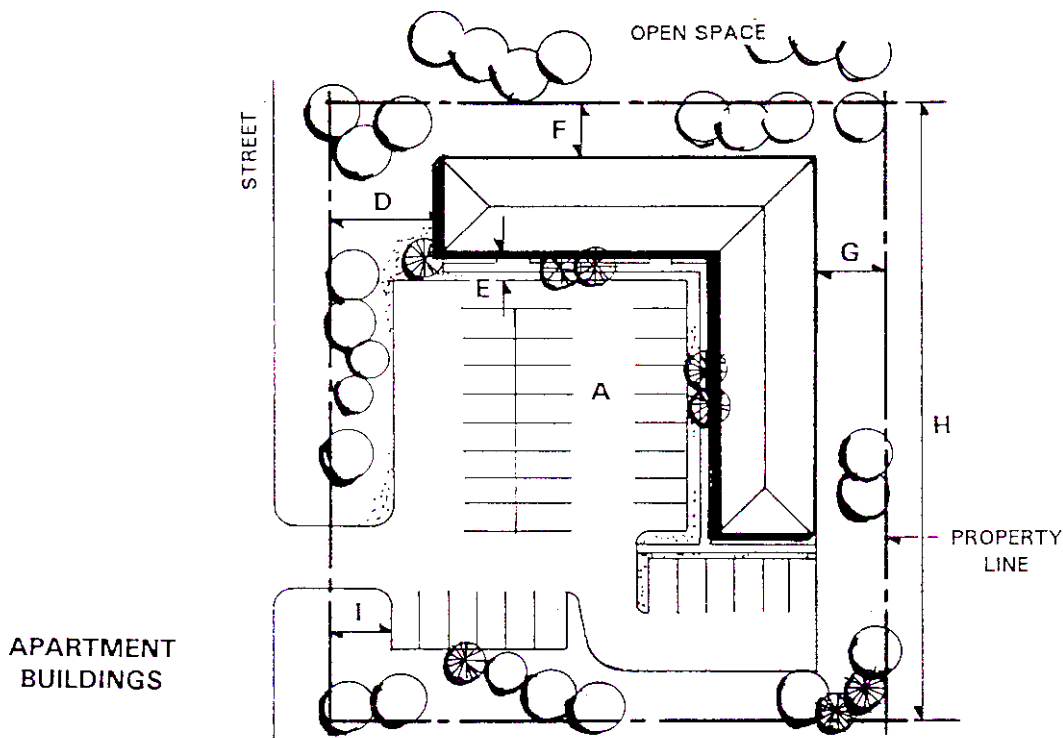
**Minimum Yards:**

D = Front Lot Line to Dwelling	30 ft.
E = Parking Lot to Dwelling	10 ft.
F = Side	15 ft.
G = Rear	20 ft.
H = Min. Lot Width	100 ft.
I = Front Property Line to Parking	35 ft.
J = Minimum Distance Between Buildings (front elevation to front elevation only)	25 ft.

<sup>1</sup>Excluding required open space areas.

<sup>2</sup>This provision may supersede the building heights specified in Table 10-04-002-0002.

See Division 10-03-005 for accessory use regulations. See Division 10-07-002 for off-street parking standards.



**10-05-003-0001**

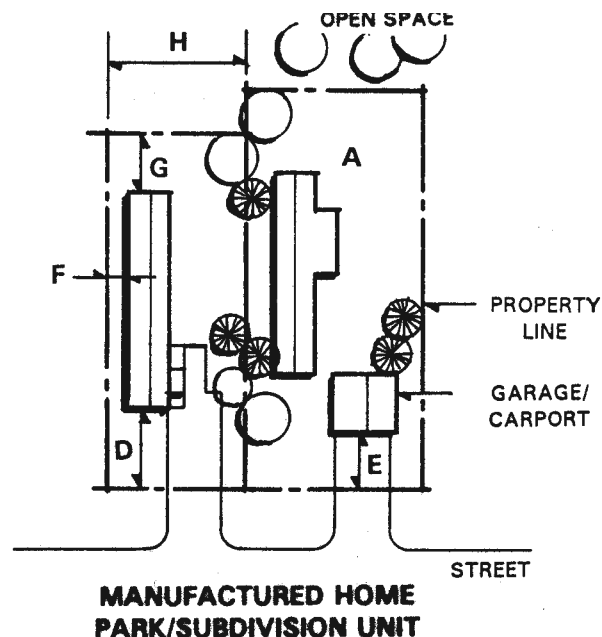
- O. **MANUFACTURED HOME.** This dwelling unit type is distinguished from other single-family unit types in that it is pre-manufactured. Also, this type of unit is distinguished from other manufactured homes in that it is located within a subdivision or park designed specifically for manufactured homes called a manufactured home park. This type of dwelling unit is permitted only within those zoning districts that permit manufactured home parks. The following table specifies the minimum standards for a manufactured home unit. These standards apply to both manufactured home parks and manufactured home subdivisions. A manufactured home park is permitted only in appropriately zoned areas as provided in Section 10-03-001-0002 and conforming to the residential performance standards set forth in Section 10-04-002-0003 and Table 10-04-002-0003. (Ord. 1997, 6-15-99)

A = Minimum Lot Area/Unit <sup>1</sup>	4,000 sq.ft.
B = Maximum Building Coverage	.43
C = Maximum Building Height	25 ft.
<b>Minimum Yards</b>	
D = Front Lot Line to House	20 ft.
E = Front Lot Line to Garage or Off-Street Parking	20 ft.
F = Side Exterior Side (adj. To street)	5 ft/15 total <sup>2</sup> 15 ft.
G = Rear	20 ft.
H = Minimum Lot Width	40 ft.

<sup>1</sup>Excluding required open space areas.

<sup>2</sup>The first number (the lower) applies to a single yard and the second to the combined side yard total.

See Division 10-03-005 for accessory use regulations. See Division 10-07-002 for off-street parking standards. Detached garages may be provided. (Ord. 1997, 6-15-99)



**DIVISION 10-05-004. NONRESIDENTIAL SETBACK/FRONTAGE STANDARDS****10-05-004-0001. NONRESIDENTIAL SETBACK/FRONTAGE STANDARDS:**

- A. TABLE 10-05-004-0001 provides the standards that govern the construction of nonresidential buildings where permitted by TABLE 10-04-002-0004 in the various nonresidential districts. The standards indicated in TABLE 10-05-004-0001 do not apply to residential uses, outlined in Division 10-05-003, or to established development districts (see Division 10-02-005).

TABLE 10-05-004-0001  
TABLE OF NONRESIDENTIAL BULK STANDARDS

District	Min. Lot Area (s.f.)	Min Lot Width (ft.)	Minimum Yards: Lot line To Structure (in feet)				Max. Height (ft.)	Max. Bldg. Cover
			Front	Side	Ext. Side	Rear		
SC	10,000	100	20 <sup>1</sup>	10	15	10	25-35 <sup>3</sup>	<sup>3</sup>
UC	10,000	100	10 <sup>1</sup>	10	15	10	35-60 <sup>3</sup>	<sup>3</sup>
RB	10,000	100	25	10	15	10	30-35 <sup>3</sup>	<sup>3</sup>
BP, BPI	20,000	100	30 <sup>2</sup>	15	25	15	35-60 <sup>3</sup>	<sup>3</sup>
LI	20,000	100	30 <sup>2</sup>	15	25	15	35-60 <sup>3</sup>	<sup>3</sup>
HI	20,000	100	50	20	25	20	35-60 <sup>3</sup>	<sup>3</sup>

<sup>1</sup>The front yard requirements in the SC and UC Districts are subject to the mandatory review and streetscape requirements of Section 10-05-004-0003 (SC District) or Section 10-05-004-0002 (UC District).

<sup>2</sup>The front yard requirements for the BP and LI Districts are for public arterial or collector streets. For other streets, including private streets and shared driveways between parcels, use the “exterior side yard” in the table.

<sup>3</sup>For Maximum Building Heights and Lot Coverage, see TABLE 10-04-002-0004. (Ord. 1997, 6-15-99)

<sup>4</sup>Some uses within these nonresidential districts are regulated by Design Review Guidelines in Chapter 10-16, and may reduce certain yard requirements by using the Guidelines. (See Chapter 10-16). (Ord. 2002-15, 11-05-02)

- B. Before an area of land can be subdivided or re-subdivided for nonresidential purposes, it must be demonstrated that all of the newly formed lots will be usable and developable under the conditions of this Ordinance, including the requirement of frontage on a public street for each lot. (Ord. 1997, 6-15-99)

**10-05-004-0002. STREET SETBACKS AND STREETScape AREAS IN THE URBAN COMMERCIAL (UC) DISTRICTS:**

The purpose of this Section is to enhance the character of the City of Flagstaff's Urban Commercial (UC) District, by providing for safe and attractive areas for pedestrians and to emphasize the unique character of Flagstaff's commercial environments. There are several classes of standards that are unique to sites in Flagstaff that are essential to making the commercial areas in these districts look like they are in Flagstaff rather than ordinary strip development to be found anywhere in the country. Other standards reflect the standards desired or the conditions to be met where new development is infilling between existing development. When used, these standards shall supersede or count toward other bufferyard standards, depending on the specific circumstances, set forth in this Ordinance in the situations specified below. (Ord. 1997, 6-15-99)

- A. Site specific standards are intended to preserve the maximum number of mature Ponderosa Pines or other mature trees existing along the streets of Flagstaff and which provide Flagstaff with its unique character. Where all or a portion of a site's street frontage is in one of the following categories, then the provisions of this Subsection (A) shall prevail over the minimum standards set forth in Paragraphs B. and C. below.

**10-05-004-0002**

1. Where one or more tree(s) of six (6) inch or larger DBH is/are present on a site within twenty five (25) feet of the street yard property line (includes front, exterior side, and rear yards if adjacent to street), then the individual tree(s) shall be preserved and protected leaving an undisturbed area under the tree canopy as shown in Illustration 10-05-004-0002.A. In some circumstances a limited amount of fill material may be placed under the tree canopy, with a properly designed tree well around the tree, including a drainage outlet, subject to review and approval by the Planning Director or designee. Also, driveways will be permitted to cross these tree protection areas in appropriate locations. In all other cases, where there are no tree protection areas, the bufferyard requirements of Section 10-06-003-0004 shall control. See also Table 10-04-003-0006 for drip line areas of various tree sizes. Existing trees located in required bufferyard areas may be counted toward resource protection areas as well as toward landscaping requirements. (See Section 10-06-002-0004). (Ord. 1997, 6-15-99)
  2. Before development may be started in such areas, the developer shall fence off all areas to be preserved in order to protect trees from construction activity. The required fencing shall be inspected by the Planning Division prior to commencement of construction, and shall remain in place throughout the construction period. (Ord. 2000-08, 6/6/00)
- B. Where buildings are located between the street and off-street parking areas or with off-street parking to the rear and side of the building, the standard setback shall be ten (10) feet, as shown in Illustration 10-05-004-0002.B., and the sidewalk landscaping shall be one (1) streetscape planting unit for every forty (40) feet of building and/or parking lot frontage. As an alternative, the street bufferyard requirements of Section 10-06-003-0004 may be used instead. (Ord. 1997, 6-15-99)
- C. Where buildings are set back to the rear of an off-street parking area or in L-shape to the rear of such parking areas, the bufferyard (Section 10-06-003-0004) shall be the setback for the off-street parking lot. From the edge of the curb of the off-street parking area, the buildings shall be set back from the off-street parking area based on the degree of landscaping and type of storefront used as shown in Illustration 10-05-004-0002.C. using plant units as set forth in both Illustration 10-05-004-0002.C and Section 10-05-004-0004 for every forty (40) feet of building and/or parking lot frontage, depending on the building style and setback selected. This requirement, however, does not override any other bufferyard requirements set forth in this Ordinance. (Ord. 1997, 6-15-99)

ILLUSTRATION 10-05-004-0002.A.  
PROTECTION OF TREES

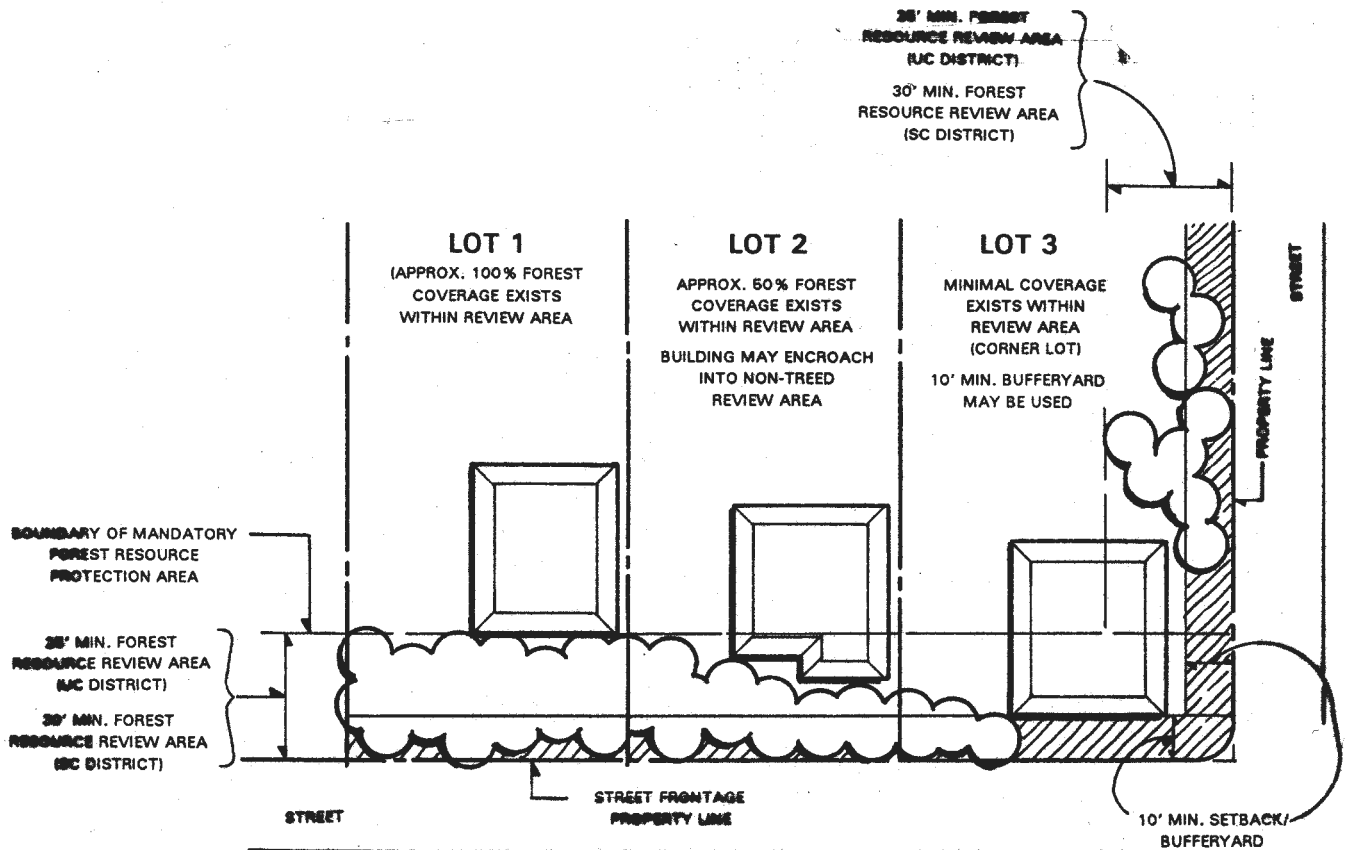
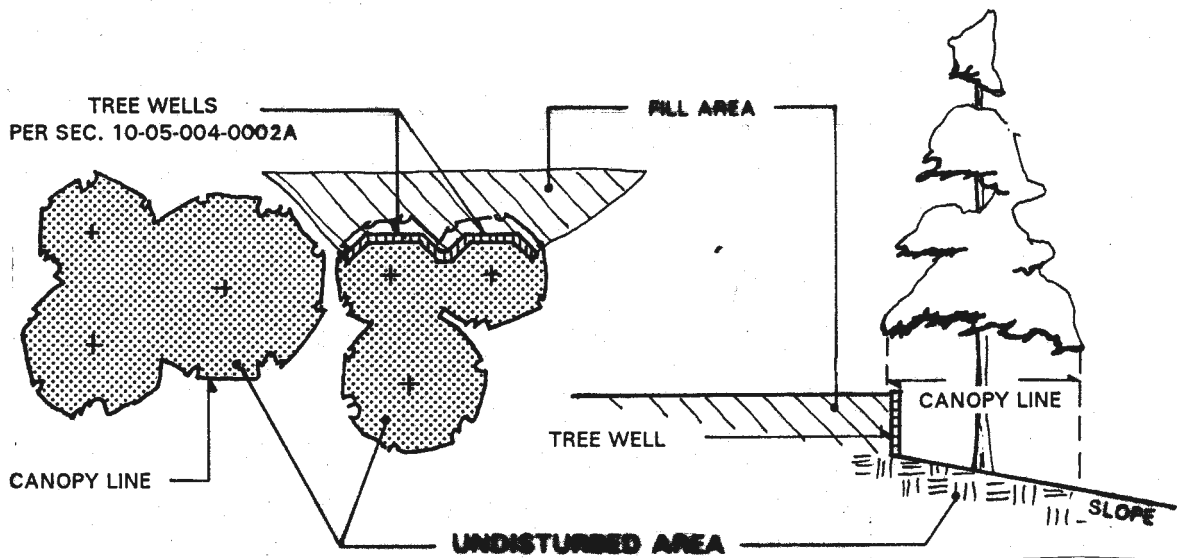


ILLUSTRATION 10-05-004-0002. B.

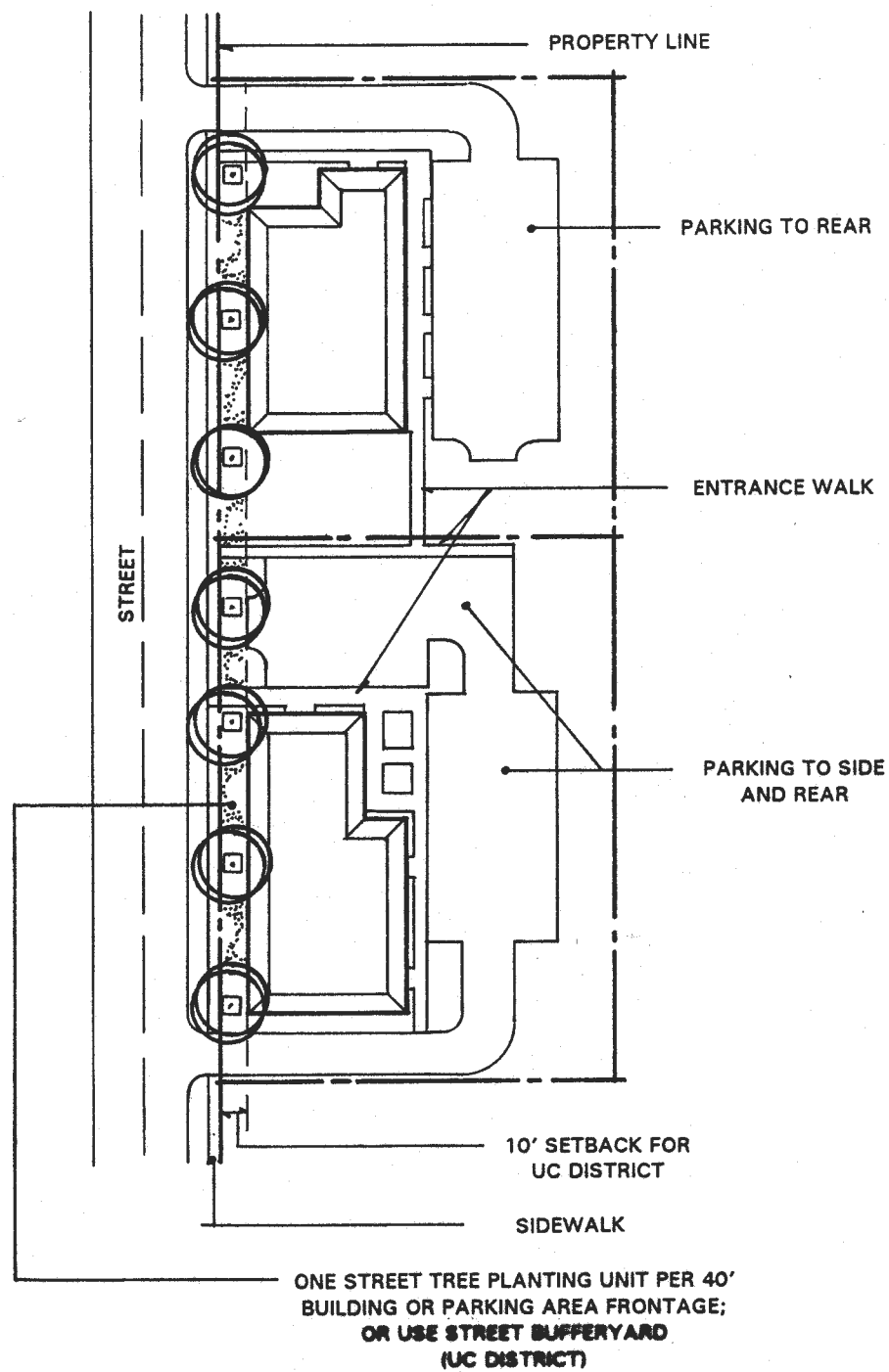
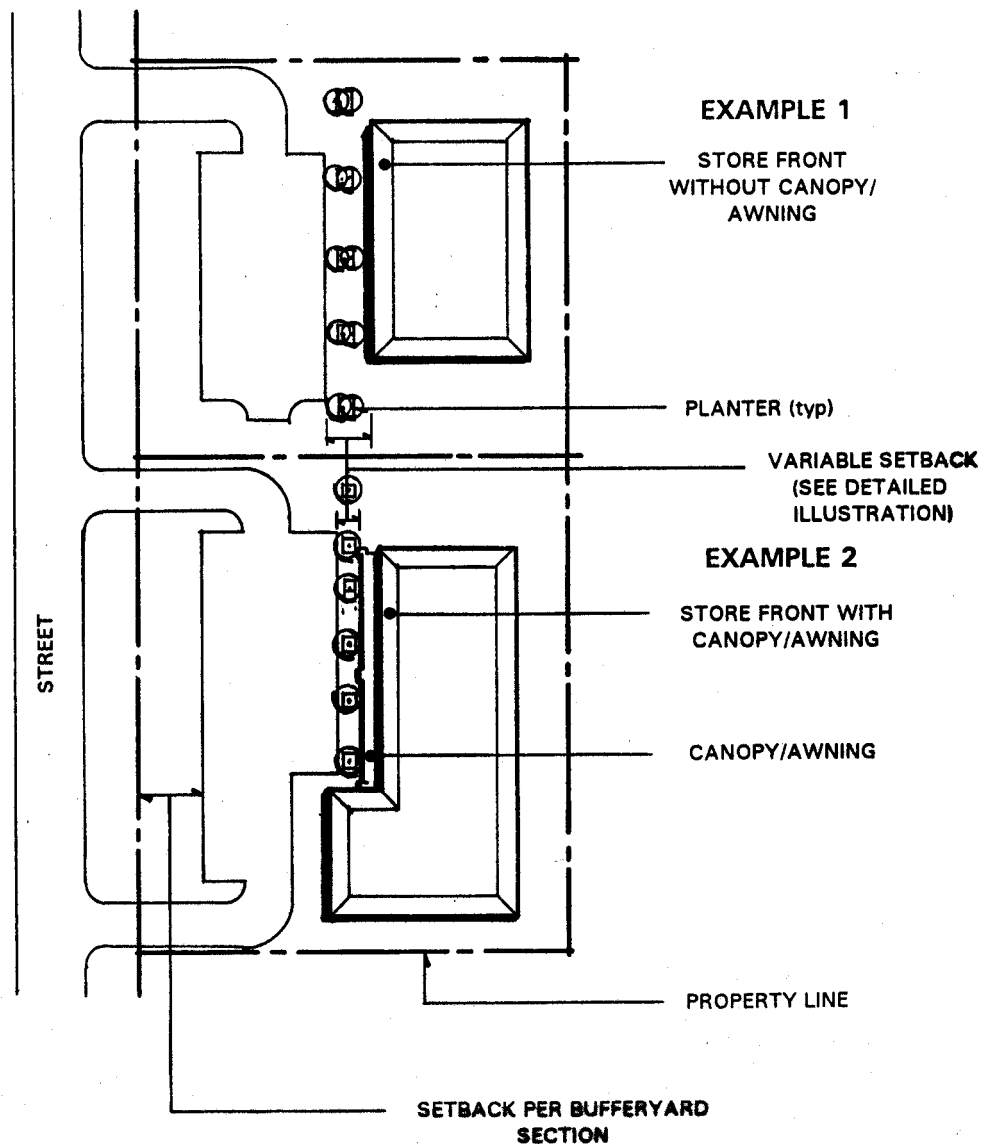
**STREETSCAPE PLANTING UNITS  
UC DISTRICT**

ILLUSTRATION 10-05-004-0002.C.

## STREETSCAPE PLANTING UNITS

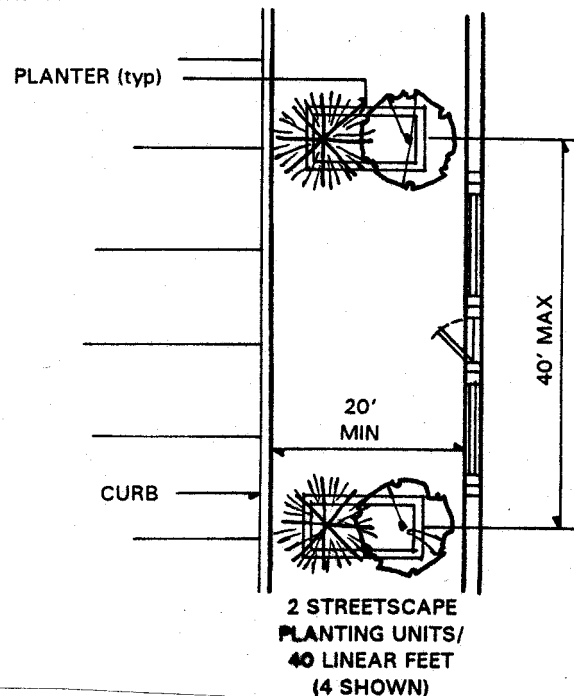
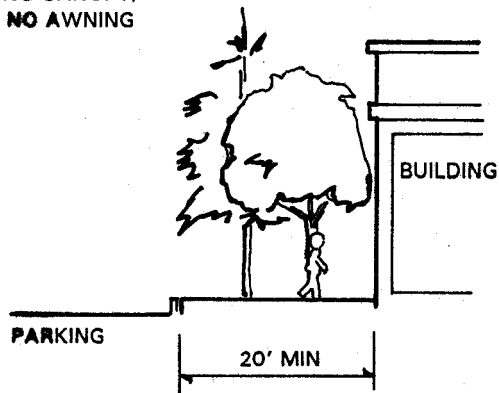




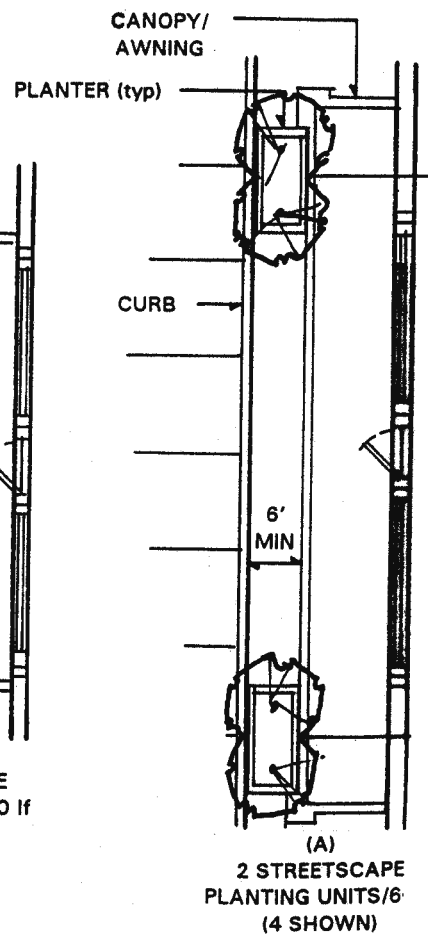
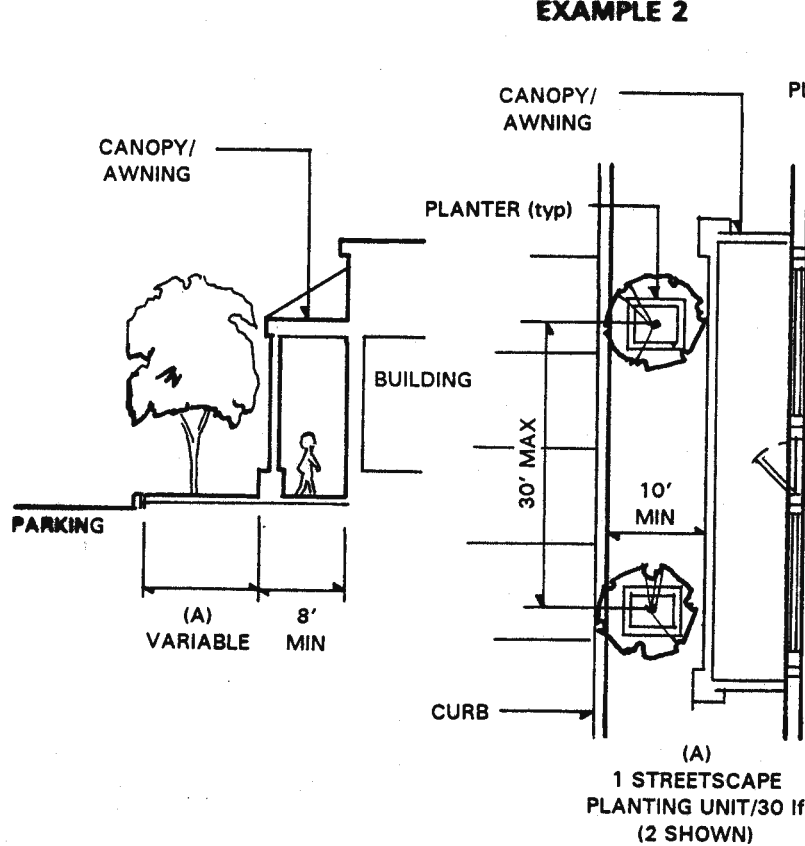
## ILLUSTRATION 10-05-004-0002. C. (continued)

STREETSCAPE PLANTING UNITS  
(DETAILED ILLUSTRATIONS)

## EXAMPLE 1

NO CANOPY/  
NO AWNING

## EXAMPLE 2

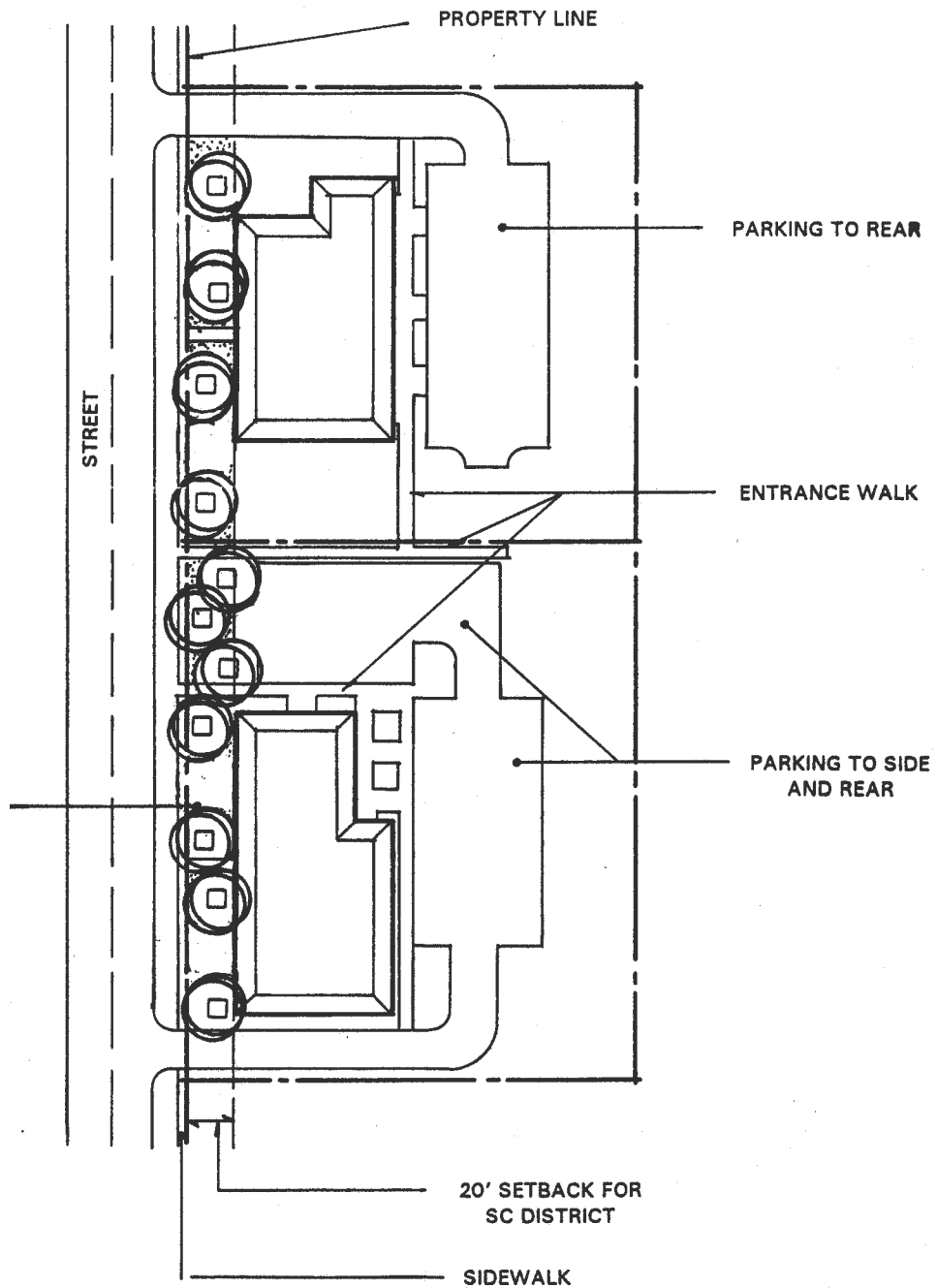


**10-05-004-0003. STREET SETBACKS AND STREETScape AREAS IN THE SUBURBAN COMMERCIAL (SC) DISTRICT:**

The purpose of this Section is to ensure the desired character of the City of Flagstaff's Suburban Commercial (SC) District, by providing for safe and attractive areas for pedestrians and to emphasize the unique character of Flagstaff's suburban areas. The standards emphasize the open character of the landscape to preserve the suburban character. These standards shall be in addition to the bufferyard standards set forth in Chapter 10-06.

- A. Site specific standards are intended to preserve the maximum number of mature Ponderosa Pines or other mature trees existing along the streets of Flagstaff and which provide Flagstaff with its unique character. Where all or a portion of a site's street frontage is in one of the following categories, then the provisions of this Subsection (A) shall prevail over the minimum standards set forth in Paragraphs B. and C. below.
  - 1. Where one or more tree(s) of six (6) inch or larger DBH is/are present on a site within thirty (30) feet of the street yard property line (includes front, exterior side, and rear yards if adjacent to street), then the individual tree(s) shall be preserved and protected leaving an undisturbed area under the tree canopy as shown in Illustration 10-05-004-0002.A. In some circumstances a limited amount of fill material may be placed under the tree canopy, with a properly designed tree well around the tree, including a drainage outlet, subject to review and approval by the Planning Director or designee. Also, driveways will be permitted to cross these tree protection areas in appropriate locations. In all other cases, where there are no tree protection areas, the bufferyard requirements of Section 10-06-003-0004 shall control. See also Table 10-04-003-0006 for drip line areas of various tree sizes. Existing trees located in required bufferyard areas may be counted toward resource protection areas as well as toward landscaping requirements. (See Section 10-06-002-0004). (Ord. 1997, 6-15-99)
  - 2. Before development may be started in such areas, the developer shall fence off all areas to be preserved in order to protect trees from construction activity. The required fencing shall be inspected by the Planning Division prior to commencement of construction, and shall remain in place throughout the construction period. (Ord. 1997, 6-15-99)
- B. Where buildings are located between the street and off-street parking areas or with off-street parking to the rear and side of the building, the standard setback shall be twenty (20) feet, as shown in Illustration 10-05-004-0003, and the entrance walk landscaping shall be as per Section 10-06-003-0004.B. One (1) plant unit shall be provided pursuant to the requirements of Section 10-05-004-0004. As an alternative, the street bufferyard requirements of Section 10-06-003-0004 may be used instead. (Ord. 1997, 6-15-99)
- C. Where buildings are set back to the rear of an off-street parking area or in L-shape to the rear of such parking areas, the bufferyard (Section 10-06-003-0004) shall be the setback for the off-street parking lot but no less than twenty-five (25) feet. From the edge of the curb of the off-street parking area, the buildings shall be set back from the off-street parking area based on the degree of landscaping and type of storefront used as shown in Illustration 10-05-004-0002.C. Two (2) plant units shall be provided pursuant to the requirements of Section 10-05-004-0004, depending on the building style and setback selected. This requirement, however, does not override any other bufferyard requirements set forth in this Ordinance. (Ord. 1997, 6-15-99)
- D. All other setbacks shall be the width of the bufferyard selected. However, if the abutting district is residential then the setback shall not be less than the rear yard requirement of the abutting residential district.

## ILLUSTRATION 10-05-004-0003

**STREETSCAPE PLANTING UNITS  
SC DISTRICT**

ONE STREET TREE PLANTING UNIT PER 40'  
BUILDING OR PARKING AREA FRONTAGE;  
OR USE STREET BUFFERYARD  
(SC DISTRICT)

**10-05-004-0004. STANDARD PEDESTRIAN STREETScape PLANTING UNITS:**

The following streetscape planting units are intended to be used in urban settings where they are used in pedestrian-oriented areas such as the walk and entrance areas of shopping centers or individual stores as shown in Illustration 10-05-004-0002.C. All the units are equal and may be used interchangeably unless otherwise specified in the Section that requires them. Unless otherwise stated, these standards shall not override bufferyard requirements set forth in Chapter 10-06 of this Ordinance, but are to be used in conjunction with or instead of the required street bufferyard, depending on the development option selected. (Ord. 1997, 6-15-99)

- A. One (1) three (3) inch caliper canopy (deciduous) tree or one (1) eight (8) foot tall evergreen tree in a drip-irrigated at-grade planter with a sixteen (16) square foot area with metal grate or twenty (20) square foot area with stone or brick surface; or (Ord. 1997, 6-15-99)
- B. One (1) three (3) inch caliper canopy (deciduous) tree or one (1) eight (8) foot tall evergreen in a drip-irrigated planter at-grade, or above-grade planter fifty (50) square feet in area, per tree, with a ground cover of grass or native vegetation; or (Ord. 1997, 6-15-99)
- C. One (1) two and one-half (2.5) inch caliper canopy (deciduous), ornamental, or one (1), eight (8) foot tall evergreen tree that is irrigated in a plant container having at least sixteen (16) square feet of planting area; or (Ord. 1997, 6-15-99)
- D. A group of three (3) or more movable planters from one (1) to three (3) feet in height having a minimum of twelve (12) square feet of planting area, including appropriately sized plant materials; or (Ord. 1997, 6-15-99)
- E. A combination of three (3) or more planters or art sculptures having a total minimum area of twenty-five (25) square feet. The planters shall have the same specifications as those in Paragraph D. above, including appropriately sized plant materials. (Ord. 1997, 6-15-99)